



PLANNING DIRECTOR'S HEARING AGENDA

WEDNESDAY, AUGUST 24, 2005

9:00 a.m.

New City Hall
Rooms W-119 & W-120
200 East Santa Clara Street
San Jose, California 95113

Hearing Officers

Jean Hamilton, AICP, Principal Planner

Susan Walton, Principal Planner

**Plan Implementation Division
Joseph Horwedel, Deputy Director**

**Stephen M. Haase, AICP
Director Planning, Building, and Code Enforcement**

NOTE

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, we ask that you call (408) 277-4576 (VOICE), 998-5299 (TTY) at least two days, (48 hours) before the meeting. If you requested such an accommodation and have not already identified yourself to the technician seated at the staff table, please do so now. If you did not call in advance and do now need assistance, please see the technician.

NOTICE TO THE PUBLIC

Good morning, this is the Planning Director's Hearing of **August 24, 2005**. My name is _____ and I am the Hearing Officer for today's agenda. On behalf of the Planning Director, I would like to welcome you to this Public Hearing. Please remember to turn off all cell phones and pagers. A copy of the agenda is available on the table by the door for your convenience.

The procedure for this hearing is as follows:

- Hearing Officer will identify the project as described on the agenda
- Staff report
- After the staff report, applicant and/or representative will have up to 5 minutes to speak and should make themselves known as their item comes up by approaching the microphone and identifying themselves and stating their home address, or just wave from the audience if you do not wish to speak
- Public testimony of up to 2 minutes, either for or against the project. Please state name and home address for the record
- After the public testimony, the applicant may make closing remarks of up to 5 minutes
- The Hearing Officer may ask questions of the speaker
- The public hearing will then be closed and the Hearing Officer will take action on the item. The Hearing Officer may request staff to respond to the public testimony, ask staff questions, and discuss the item

If you challenge these land use decisions in court, you may be limited to raising only those issues you or someone else raised at this public hearing or in written correspondence delivered to the City at, or prior to, the public hearing.

The Planning Director's action on these agenda items is final when the permit is signed and mailed, unless the permit is appealed. The Planning Director's actions are appealable in accordance with the requirements of Title 20 of the Municipal Zoning Code.

Note: If you have any agenda changes, please contact Larry Ng (larry.ng@sanjoseca.gov).

AGENDA

ORDER OF BUSINESS

1. DEFERRALS

Any item scheduled for hearing this morning for which deferral is being requested will be taken out of order, to be heard first on the matter of deferral. A list of staff recommended deferrals is available on the table. I will identify the items to be deferred and then ask for comments from the audience. If you want to change any of the deferral dates recommended or speak to the question of deferring these or any other items, you should say so at this time. I will now open the public hearing. The following items are proposed to be deferred.

None

The matter of deferrals is now closed.

2. CONSENT CALENDAR

NOTICE TO THE PUBLIC

The consent calendar items are considered to be routine and will be adopted by one motion. There will be no separate discussion of these items unless a request is made by the Director of Planning, staff, or the public to have an item removed from the consent calendar and considered separately. If anyone in the audience wishes to speak on one of these items, please come to the podium at this time.

- a. **SP05-021. Special Use Permit** to allow the demolition of an existing detached garage in the rear yard and the construction of an attached tandem garage, with floor area above, on a 0.16 gross acre site in the R-1-8 Single-Family Residence Zoning District, located on the east side of Clarita Avenue, approximately 100 feet south of Yellowstone Drive (1412 Clarita Avenue) (Stubelt Michael D And Storgaard Coleen R Et, Owner). Council District 1. SNI: None. CEQA: Exempt.
- b. **H05-023. Site Development Permit** to demolish an existing showroom and to construct a 10,078 square foot showroom and remodel 8,042 square feet of administrative offices for an existing automobile dealership on a 2.42 gross acre site in the Commercial General Zoning District, located on the south side of Stevens Creek Boulevard, approximately 250 feet west of Kiely Boulevard (Allison Motors Inc, Owner). Council District 1. SNI: None. CEQA: Exempt.
- c. **PD04-049. Planned Development Permit** request to allow 1 single-family residence approximately 3957 square feet on a 0.94 gross acre site in the A(PD) Planned Development Zoning District, located on the east side of Clayton Road approximately 430 feet southerly of Kaylene Drive (1324 CLAYTON RD) (Ramon Gonzalez, Owner). Council District 5. SNI: None. CEQA: Exempt.

- d. **SF05-015. Single Family House Permit** request for a 1908 square foot addition to the second story of an existing 3236 square foot, two-storied single family residence with F.A.R. 0.49 in the R-1-8 Single Family Residential Zoning District, located on the southwest corner of the intersection of Hostetter Road and Turriff Way (1597 TURRIFF WAY) (Owner: Ratra Birinder S And Surindar Trustee). Council District 4. SNI: None. CEQA: Exempt
- e. **TR05-091. Tree Removal Permit** to remove one Monterey Pine tree, approximately 129 inches in circumference on a 0.12 gross acre site in the R-1-8 Residential Zoning District, located on the south side of Black Oak Way, approximately 70 feet east of Wunderlich Drive (5480 Blackoak Way) (Paulette and John Tucker, Owner). Council District 1. CEQA: Exempt.
- f. **SPA03-042-01. Special Use Permit Amendment** to demolish and replace a four-car garage for an existing legal non-conforming fourplex on a 0.16 gross acre site in the R-2 Two-Family Residence Zoning District, located on the southwest corner of Lakehouse Avenue and Sonoma Street (432 Lakehouse Avenue) (Chu Long And Dang Thanhthao, Owner). Council District 3. SNI: Delmas Park. CEQA: Exempt
- g. The projects being considered are located on a 7.63-acre site on the east side of Campbell Avenue, approximately 1,000 feet northerly of Newhall Street (1184 CAMPBELL AV), in the A(PD) Planned Development Zoning District (MMAD INVESTMENTS, Owner). Council District 3. SNI: None. CEQA: Negative Declaration.
 - 1. **PD 05-013. Planned Development Permit** to construct up to 104 single-family detached residences and the demolition of all the existing industrial buildings.
 - 2. **PT 05-010. Planned Tentative Map Permit** to subdivide one parcel into up to 104 lots for single-family detached residential uses and multiple common lots.

The consent calendar is now closed.

3. PUBLIC HEARING

- a. **PDA94-016-02. Planned Development Permit Amendment** request to construct a 7,885 square foot expansion to an existing ammonia gas vault and minor site improvements for industrial purposes on a 88.73 gross acre site in the IP(PD) Planned Development Zoning District, located on the southwest corner of Trimble Road and Orchard Parkway (370 W TRIMBLE RD) (Agilent Technologies Inc, Owner). Council District 4. SNI: None. CEQA: Mitigated Negative Declaration.
Continued from 7/20/05
- b. **TR05-042. Tree Removal Permit** to remove 1 Redwood tree / 131" in circumference on a 0.51 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at/on the east side of Cottle Avenue, approximately 60 feet southerly of Glenwood Avenue (1580 COTTLE AV) (Knickerbocker Jason A And Jill M, Owner). Council District 6. CEQA: Exempt.

This concludes the Planning Director's Hearing for August 24, 2005. Thank you.

PLANNING DIRECTOR'S AGENDA ON THE WEB:

<http://www.sanjoseca.gov/planning/hearings/index.htm>

PUBLIC INFORMATION COUNTER

(408) 277-4576 CITY OF SAN JOSE